

**From:** Jotform  
**To:** Sylvia Miller; Sylvia Miller; Steven Josephson; Dustin D. Dassinger; Leonard W. Schwindt; Joshua Skluzacek; Nicole Snyder; Nicole Snyder  
**Subject:** Re: Unified Development Application  
**Date:** Friday, August 2, 2024 3:30:05 PM  
**Attachments:** 5984433843223022873\_signature\_23.png  
241437\_Closure\_Report.PDF  
241437\_Flood\_Map\_2024-08-01.pdf  
241437\_Parcels\_Map\_2024-08-01.pdf  
241437\_Utility\_Map\_2024-08-01.pdf  
241437\_West\_Ridge\_4th\_Addition\_Plat\_2024-08-01.pdf  
241437\_Zoning\_Map\_2024-08-01.pdf  
241437\_Preapplication\_Meeting.pdf  
241437\_Deed.pdf  
241437\_Transmittal-Preliminary\_Plat\_2024-08-02.pdf  
241437\_Owner\_Signature\_Signed\_2024-08-02.pdf  
5984433843223022873\_signature\_23.png

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## Unified Development Application

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Have you met with  
Planning Staff regarding  
your application? Yes

Please upload the letter or  
counseling form you  
received following your  
pre-application meeting: [241437\\_Preapplication Meeting.pdf](#)

Type of Development Major Subdivision Preliminary Plat

Is this a Replat Yes

Subdivision Being Re-platted Lots 13-15, Block 6 of the Replat of West Ridge 1st Addition, Block 1, Lots 1 & 17-21

Name Aaron Grinsteinner

Company Venture Homes, LLC

Applicant Email venturehomesnd.aaron@gmail.com

Applicant Phone # (701) 290-1298

Applicant Representative  
(if applicable) Andrew Schrank

Applicant Representative  
Company Highlands Engineering

Applicant Representative

Email	<a href="mailto:schrank@highlandseng.com">schrank@highlandseng.com</a>
Applicant Representative Phone #	(701) 483-2444
Owner Name	Venture Homes, LLC
Owner Address	PO Box 1316, Dickinson, ND, 58602
Owner Email	<a href="mailto:venturehomesnd.aaron@gmail.com">venturehomesnd.aaron@gmail.com</a>
Owner Phone #	(701) 290-1298
Is the owner present to Sign	<div>No</div>
Owner Signature Upload	<a href="#">241437_Owner Signature_Signed_2024-08-02.pdf</a>
Will this application require any other action to complete the development?	<div>No</div>

Metes and Bounds  
Description (ONLY  
REQUIRED FOR  
UNPLATTED  
SUBDIVISION LOTS)

A PARCEL OF LAND LOCATED IN LOTS THIRTEEN (13), FOURTEEN (14), AND FIFTEEN (15), BLOCK SIX (6) OF THE REPLAT OF WEST RIDGE 1ST ADDITION, BLOCK ONE (1), LOTS 1 AND 17-21 LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTY-ONE, TOWNSHIP ONE HUNDRED FORTY NORTH (T140N), RANGE NINETY-SIX WEST (R96W) OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT THIRTEEN (13) BEING A FOUND REBAR AND CAP LS-1225; THENCE S 69°12'10" E ALONG THE NORTH LINE OF SAID LOT THIRTEEN (13), A DISTANCE OF 139.93 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE NORTH EAST CORNER OF SAID LOT THIRTEEN (13); THENCE S 74°34'45" E ALONG THE NORTH LINE OF SAID LOT FOURTEEN (14), A DISTANCE OF 133.19 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE SOUTHEAST CORNER OF TRACT ONE (1) OF SAID REPLAT OF WEST RIDGE 1ST ADDITION, BLOCK ONE (1), LOTS 1 AND 17-21; THENCE S 74°35'36" E ALONG SAID NORTH LINE OF SAID LOT FOURTEEN (14), A DISTANCE OF 70.63 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE NORTHEAST CORNER OF SAID LOT FOURTEEN (14); THENCE S 46°59'22" E ALONG THE NORTH LINE OF SAID LOT FIFTEEN (15), A DISTANCE OF 40.39 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE NORTHEAST CORNER OF SAID LOT FIFTEEN (15); THENCE S 00°10'48" W ALONG THE EAST LINE OF SAID LOT FIFTEEN (15), A DISTANCE OF 137.48 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE SOUTHEAST CORNER OF SAID LOT FIFTEEN (15); THENCE S 73°36'32" W ALONG THE SOUTH LINE OF SAID LOT FIFTEEN (15), A

DISTANCE OF 178.61 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE SOUTHWEST CORNER OF SAID LOT FIFTEEN (15) BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 283.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THOUGH A CENTRAL ANGLE OF 13°37'48" AN ARC LENGTH OF 67.32 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE NORTHWEST CORNER OF SAID LOT FIFTEEN (15) BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 283.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°24'30" AN ARC LENGTH OF 105.74 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE SOUTHWEST CORNER OF SAID LOT FOURTEEN (14) BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 283.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°46'46" AN ARC LENGTH OF 132.27 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE SOUTHWEST CORNER OF SAID LOT THIRTEEN (13); THENCE N 12°24'32"E ALONG THE WEST LINE OF SAID SECTION THIRTEEN (13), A DISTANCE OF 122.71 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.51 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

	1/4 Section	Township	Range
Description	SW1/4 Section 31	T140N	R96W

Property Address /  
General Project Location

Property is generally located on the north side of 12th Street W approximately 0.12 miles north of West Ridge Drive.

Total Square Footage or  
Acreage of Subject  
Property

1.51 acres

Transmittal Letter  
(Explanation of Request &  
Proposed Operations)

[241437\\_Transmittal-Preliminary Plat\\_2024-08-02.pdf](#)

Rezone Calc Multiplier

0

Minor Platting Multiplier

0

Prelim Platting Multiplier

1

Major Platting Multiplier

0

Name of Preliminary Plat

West Ridge 4th Addition

Preliminary Number Lots

1 to 10 Lots

Preliminary Number of  
Block(s)

1

0 existing - 9 proposed

Application Calc

500

Required Documentation  
Upload

[241437\\_Closure Report.PDF](#)  
[241437\\_Flood Map\\_2024-08-01.pdf](#)  
[241437\\_Parcels Map\\_2024-08-01.pdf](#)  
[241437\\_Utility Map\\_2024-08-01.pdf](#)  
[241437\\_West Ridge 4th Addition Plat\\_2024-08-01.pdf](#)  
[241437\\_Zoning Map\\_2024-08-01.pdf](#)

Deed for Property

[241437\\_Deed.pdf](#)

Application Fees

Applicable Fees

500.00 USD

Total:

\$500.00

Transaction ID:

gs8ewdwy

#### Payment Information

First Name: Andrew

Last Name: Schrank

E-Mail: [venturehomesnd.aaron@gmail.com](mailto:venturehomesnd.aaron@gmail.com)

Applicant Signature



Date

08-02-2024

You can [edit this submission](#) and [view all your submissions](#) easily.